

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
May 29, 2008, 7:00 P.M.

RECEIVED
JUN 19 2008
San Diego County
DEPT. OF PLANNING & LAND USE

1. CALL TO ORDER – 7:10
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.

Members Present: Kristi Mansolf, Chair; George Boggs, Carolyn Dorroh, Jeff Lachine, Kareen Madden, Beverly Maes, Vivian Osborn, Luauna Stines, Tom Ramsthaller

Excused Absence: Charlotte Hambly, Richard Jarrett

Visitors: Lynn LaChapelle, Thom Nurt, Gene Driscoll, Chris Brown, Nick Creeler, Mike and Shelley Berthiaume, Jack and Mary Reben, Jon and Sherrie Schulte

3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

MOTION: TO TAKE THE SPIRIT OF JOY PROJECT FIRST ON THE AGENDA.

Motion made by Beverly Maes and seconded by George Boggs, the Motion passed 7-0-0-0-4, with Carolyn Dorroh, Charlotte Hambly, Richard Jarrett and Jeff Lachine absent.

5. AD08-019, Administrative Permit on 30.33 acres, for an Oversized Barn and Arena at 15404 Highland Valley Rd. LaChappelle, owner. Includes a Tack Barn of 1,680 sq.ft.; Hay/Storage Barn of 640 sq.ft., Dressage Arena Cover of 15,600 sq.ft. (Action)

Lynn LaChappelle is applying for an Administrative Permit to make a mini farm on 30 acres. Ms. LaChappelle presented the project. The previous owner wanted to subdivide the property. The property is by Puerto Penasco and Bandy Canyon Rd. They are first planning to build a guest house to live in. Next they will build the horse barn and lastly the covered arena.

The property is a salad bowl. There is a retention pond which is smaller now than it was before. It was formerly a citrus grove which burned. All the trees have been removed. She has gotten the signatures of all of the neighbors to the property except someone who

has 100 acres for sale and is in New York. The dressage arena will be down below the main arena. There is an existing shed which counts toward 5,000 feet of the entitlement. In 1946 an IOD was put on the property for SA 603. The alignment is shown on Ms. LaChappelle's map. The hay barn will be 14 by 40 feet. The Mirror Motel will be 110 feet long and 52 feet wide. The grading is already done. There will be native plantings along the road. She has 2 horses now and is planning for 6. She also wants to have mini donkeys and llamas.

Mr. Boggs asked if Ms. LaChappelle intended to have mini shows?

Ms. LaChappelle said there will be no mini shows.

Mr. Boggs asked about the semi commercial aspect of the project and hay transportation trucks.

Ms. LaChappelle does not intend to use the property in a semi commercial way. She will have to upgrade her permit to do so. The hay trucks can access her property and turn around, if necessary.

The issue of drainage came up. Ms. LaChappelle said there is a natural drainage over a portion of her property that will not be affected by the development.

Ms. Mansolf said that the configuration of the buildings on the map sent from the County did not match the map Ms. LaChappelle brought. Ms. LaChappelle said the placement of the buildings has been changed to a better configuration for the layout of the land. Ms. Mansolf asked Ms. LaChappelle to submit the new map to the County for distribution to the RCPG so that we can be sure we are acting on the map that was submitted to the County.

MOTION: TO APPROVE AND REQUEST A NEW MAP FOR THE JUNE 5, 2008, RCPG MEETING.

Motion made by Beverly Maes and seconded by George Boggs, the Motion passed 9-0-0-0-2, with Charlotte Hambly and Richard Jarrett absent.

6. TM 5307RPL5 Pahl's Way. Clinton Hale and Bud Gray, Applicants. Owner is Lakeside Ventures, Inc. Proposal to split 202 acres into 8 lots ranging from 8 to 40 acres. ***East Subcommittee Project*** (Action) – *Applicant not present.* Not Addressed
7. P 08-017, Spirit of Joy Lutheran Church, Hwy 67 and Highland Valley Rd. 8.86 Acres. Greg Danskin, Architect (Action) – *Heard Last*
8. Montecito Ranch, SP 01-001, GPA 04-013, TM 5250RPL Informational Project Update. Chris Brown, Proponent

Chris Brown was in attendance and presented the project. Montecito Ranch is 935 acres northeast of the Ramona Airport. Previously there had been a requirement that the SA 330 go through the grasslands and serve as a secondary access road for the Montecito Ranch project. The SA 330 would have cost \$25 to \$30 million to build, and would have included 2 creek crossings that would have required suspension bridges. They have been asked by the wildlife agencies to eliminate the SA 330. There was the question that if you are preserving 62 percent of a property in open space, why put a road through it. Now the County says to take it out. It is a circulation element road. They won't be building it, but someone else may in the future.

The Montecito Ranch proponents will be doing 6 different road improvements and 6 intersection improvements. Montecito Road and Montecito Way improvements will be made. This includes trails. There will be 60 feet of right of way with a 40 foot road bed.

They are 60 days away from the public review period for the EIR. There will be a 45 day public review period. Responses to comments will be made in the document. The project will again be reviewed by the RCPG, the Planning Commission and the Board of Supervisors. There are 579 acres of open space in the project. It will have to be managed by someone. He is working on a proposal with Dave Bittner of the Wildlife Research Institute. There have been concerns about the County land banking the land they own in the grasslands. While there may not be any intention to develop the land now, the concern is that in the future when there is an interest in developing the land, the open space will be vacated. So they have been trying to find another entity that may be able to manage the open space.

Ms. Dorroh said that if the open space is vacated, the EIR will be violated, and there will be additional mitigation required. The open space looks scattered.

Mr. Boggs said the County doesn't have to vacate the land to develop it. When a check is written, if it is not used in 5 years, the property goes back to the writer of the check.

Ms. Maes asked about road improvements and levels of service?

Mr. Brown said road improvements will be phased. He showed a table of proposed road improvements. The project will improve the levels of service. LOS F, and E will go to a LOS B, C. Intersections that fail now will be better with the project. The project applicants are leaving the 12 acre historic ranch house and creating a park, all open to the public.

Mr. Lachine asked if the project impacts will be addressed cumulatively? Mr. Lachine asked about structural protection during a fire?

Mr. Brown said that this is part of the EIR – EIR requires that all current projects be addressed cumulatively. They offered to build a fire station, but the fire department said that response times would be adequate and so the fire station wasn't needed. The

equestrian center is where the fire station would have been. Buildings will be fire resistive.

Mr. Ramsthaler said that the fundamental problem of traffic going to San Diego was not being addressed. He thought the lot sizes should be at least double so there would be less pressure on the infrastructure.

Mr. Boggs said that traffic on Archie Moore Road was not being addressed.

9. Cumming Ranch, SP 03-005, GPA 03-0007, TM 5344RPL3, Highland Valley Rd. between Hwy 67 and El Sol Rd. 805 Properties, Owner (Action)

Mr. Driscoll presented the project. The property is 682 acres contiguous to the Town Center. Development of 125 residential lots is proposed. There will be 107,000 cubic yards of grading. Only pads and driveways will be graded. There will be landscaping on the lots. For native plants/trees, the Englemann Oak is the highest priority.

In 2002 the County approved the grasslands project. The County asked landowners to come in and participate for the grasslands. The County picked out areas B and C of the project to create a corridor with the adjacent land. Area A will be dedicated to the County. Area B will be purchased by the County. Area C has 22 acres of conservation easements. This area was previously managed by the Environmental Trust and it contains vernal pools. There will be a Resource Management Plan for separate areas. Mr. Driscoll will be installing 7.3 miles of pathways and trails. Pathways will be managed by DPW. Trails will be managed by Parks and Recreation. Mr. Driscoll used to own the Hardy Ranch. There will be a trail over the sewer easement.

Project goals are to 1) to preserve the Ramona grasslands; 2) to create a development that reflects a rural lifestyle. He could have 166 lots, including industrial. He is developing less lots than allowed and eliminating industrial; 3) to integrate the project seamlessly with the surrounding open space; and, 4) to implement trails.

Mr. Driscoll said the traffic is difficult to understand. Internal streets collect traffic internally. There will be 2 internal roads to the south and 2 to the north. All streets will be public and there will be no gates. There will be an internal road and a 10 foot parkway. Also, a 6 foot pathway on 1 side of the road. Highland Valley Road has 94 feet of right of way. Mr. Driscoll has to improve it. There will be a 22 foot parkway on each side plus 50 feet of pavement, 12 foot travel lanes, an 8 foot shoulder, and a 2 foot bike land all the way to the stop light. These improvements will go 750 feet to Highland Valley Road and Hwy 67. The church will reimburse at cost. Drainage will not be negatively impacted.

The lots next to the open space will have a 100 foot Limited Building Zone (LBZ). Residents in these areas will have to get a special permit for development in this area. Outside of the lots, it will be 50 feet to a sensitive area.

The intersection of Hwy 67 and Highland Valley Road seems to be a high priority. In the morning it is an "F". In the evening it is an "E". Requirements for the project will raise the LOS to a "D". Dye Rd. will be widened to 4 lane. In the middle, there will be a dual left turn lane. It will go to 6 lanes at 650 feet from the intersection – it will taper off. This work will not replace the South Bypass. He will get credit for the TIF. If the intersection costs more than the TIF, he will be reimbursed.

The Fire Protection Plan has been recently updated. He will be constructing for shelter in place, but this is not to be named as a shelter in place development. There will be 2 emergency access points for fires and evacuations.

Mr. Lachine asked about the evacuation road coming out onto Voorhes Lane.

Mr. Driscoll said fire trucks can get in. The gate will open either way. People can get out.

Mr. Lachine said that easements must be acquired for Voorhes Lane to be used.

Mr. Driscoll said the County Fire Marshall asked to loop the road and come out on Voorhes.

Mr. Lachine said that access to a private road is a concern. Voorhes Lane doesn't want people from the project on Voorhes Lane.

Ms. Osborn asked where the sewer easement will go?

Mr. Driscoll said it would come from the Hardy Ranch.

Ms. Osborn said she feels the project is urban. It requires sewer because the lots are too small and won't perc. Ms. Osborn also has concerns about the staging area by the airport. Is the airport okay with it being there.

Ms. Stines said that when comparing this project to Montecito Ranch, she feels Mr. Driscoll has bent over backward to accommodate the rural character. She sees roads to accommodate the fire issue. She prefers this project to Montecito Ranch.

Ms. Maes said she appreciates Mr. Driscoll's commitment to making the project better for the community.

Mr. Boggs said that he prefers sewer to septic and he doesn't feel the project is urban.

Ms. Madden asked who will maintain the roads?

Mr. Driscoll said that all are County roads. There will be a landscape maintenance district for landscaping.

Mr. Ramsthaler asked about the ability for residents to have horses?

Mr. Driscoll said that the lots on Voorhes Lane were horse lots. One acre is small for horses.

Mr. Ramsthaler said he would like to see more horse lots integrated with the project.

Speaker: Shelley Berthiaume, Ramona Resident

Ms. Berthiaume says she feels access to a private road has been commandeered. She wants the fire department to have the only key.

Mr. Driscoll said the Ramona Fire Department approved the plan at one time.

Ms. Osborn thought secondary access had been required. Sewer extension is growth inducing.

Mr. Lachine said he likes what is being done with the grasslands for this project. He said that some people may want horse lots in this neighborhood.

Ms. Dorroh said that access to Hwy 67 may be overdone. She is concerned with the lot sizes along Voorhes Lane. Voorhes Lane has 8 to 10 acre parcels. Some people have large animals. Ms. Dorroh asked how the sewer pump station will be accessed?

Mr. Driscoll said with a 20 foot sewer easement.

Speaker: Richard Crook, Ramona Resident

Ms. Crook asked about CC&R's? Also wells on the property and the barbed wire fence.

Mr. Driscoll said there will be an HOA. The wells on the property will be capped.

MOTION: TO RECOMMEND APPROVAL OF THE PROJECT AND CHANGES TO THE TENTATIVE MAP. TO RECOMMEND VOORHES LANE AS SECONDARY ACCESS SECURED FOR FIRE DEPARTMENT ONLY.

Motion made by Beverly Maes and seconded by Luauna Stines. The Motion failed 4-4-0-1-2, with Carolyn Dorroh, Jeff Lachine, Kristi Mansolf and Tom Ramsthaler voting no, Vivian Osborn stepping down, and Charlotte Hambly and Richard Jarrett absent.

7. P 08-017, Spirit of Joy Lutheran Church, Hwy 67 and Highland Valley Rd.
8.86 Acres. Greg Danskin, Architect (Action) – *Heard Out of Order*

Mr. Danskin presented the project. Four years ago they came to the RCPG for a preliminary review. They since filed their project and recently had a pre-scoping meeting. There are no noise issues. The old Highland Valley Road alignment has been partially vacated. The vacation will be completed. The Design Review Board approved the

project. For landscaping, closer to Hwy 67 will be more native with the landscaping becoming more refined as one moves away from Hwy 67. They will be adding a fire hydrant. They currently don't have sewer but are required to have it due to the high groundwater level of the area. This will require an annexation. The water main will be underneath the road.

Mr. Boggs asked that the tree line to extended so that cars can't get through on the vacated portion of Highland Valley Road. Mr. Boggs asked how parking is calculated?

Mr. Danskin said it is calculated according to the size of the sanctuary hall.

There were concerns with the dark sky policy being followed. Mr. Lachine asked if the parking lot would be lit 24 hours a day?

Mr. Danskin said that shorter lights and more lights can be used. These won't shine out as far as taller lights.

Mr. Lachine said the height of the bell tower, 55-1/2 feet, doesn't fit in the area. He suggested the building look like an old mission. If the bell tower were shorter, there would not be the need to put a red light on it. The project design is great, but in the area the project is going, an old mission may fit in better.

Ms. Stines said that there would be a Sunday service and evening service. There won't be the need to light the parking lot 24 hours a day.

Mr. Ramsthaler asked that in down time, the lights be turned off.

Ms. Mansolf asked about the height requirement of the bell tower in relation to the proximity of the project to the airport. The project may not be in the flight path, but when retardant drops were done when the hill on the Cumming Ranch caught fire, planes were not following the flight path and they were flying low.

MOTION: TO APPROVE THE PROJECT.

Motion made by George Boggs and seconded by Luauna Stines. The Motion failed 5-2-2-0-2, with Carolyn Dorroh and Jeff Lachine voting no, Kristi Mansolf and Vivian Osborn abstaining, and Charlotte Hambly and Richard Jarrett absent.

10. Corrections/Approval to the Minutes 1-30-08, 2-27-08, 3-26-08 (Action) –
Not Addressed

11. Adjournment – 10:30

Respectfully submitted,

Kristi Mansolf